

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, June 4, 2012 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Elizabeth Kehoe, Michael Gentile, Kelly Smith and John West

Commissioner(s) Absent: Michael Szakaly

Staff Present: Doris Sims, Bob Woolford and Janet Roberts

Other(s) Present: Danise Alano, Economic Development Director; Mick Renneisen, Parks Director; Dave Williams, Parks Operations Manager; Susan Failey, Assistant City Attorney; Marjorie Hudgins, Old Northeast Neighborhood; Doug Horn, Old Northeast Neighborhood

I. ROLL CALL

II. READING OF THE MINUTES – None.

III. EXAMINATION OF CLAIMS. Elizabeth Kehoe moved to approve the claims for May 11, 2012 for \$289,127.12 and May 25, 2012 for \$251,647.11 Mike Gentile seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Sims reported the department received a response from the HUD monitoring review. She said there are only a couple of concerns from HUD. Neighborhood Day was celebrated at the market last Saturday with 22 neighborhoods participating.

B. Budget Summary Report.

C. CTP Update. Alano reported the Tech Park consultants held interviews on May 23 and 24 with several property owners in the CTP and other stakeholders. The team is reviewing the information they received and will report back to the City. They plan to hold an advisory committee meeting again in July at which time they will receive the report. The consultants will work through early July to finish the site conditions analysis including their final market analysis. She stated that will close Phase 1. They will then move into the action plan development phase. The next phase will start to engage the public in late summer.

V. UNFINISHED BUSINESS. None.

VI. NEW BUSINESS

A. RESOLUTION 12-15: Approval of Neighborhood Improvement Grants-Round Two for 2012. Woolford explained that three applications came in for this round: McDoel Gardens applied for historic markers along the B-Line (\$2,553.00). Old Northeast applied for improvements at the intersection of Lincoln and Sixth Streets (\$13,955). Sherwood Oaks Neighborhood applied for trees along some of their streets (\$3,040). The funding request totals \$19,548. The Neighborhood Improvements Grants Committee approved funding for all three projects.

Kehoe stated that Sherwood Oaks funding will replace many of the trees that were lost in the storms last year. The project at the corner of Lincoln and Sixth is also supported by the Library. The McDoel Gardens historic markers will be similar to City signs that are also being installed.

West asked for clarification on the Lincoln and Sixth project. Marjorie Hudgins explained that benches and other equipment in that area is in need of maintenance or replacement. The neighborhood decided to apply for a grant in order to improve the corner at 6th and Lincoln and obtained the services of Kirkwood Design to prepare a design for the area which will include such items as additional lighting and a kiosk to obtain historical brochures of the neighborhood via smart phones and/or iPods. The Grants Committee was supported the project.

Michael Gentile moved to approve the Resolution. John West seconded the motion. Resolution 12-15 was unanimously approved. **ADOPTED.**

B. RESOLUTION 12-16: Approval of Encroachment Agreement for the B-Line Trail between Parks and Recreation and Krogers. Failey explained the Krogers Store at Seminary Square is doing some improvements that encroach into the B-Line. Krogers wants to use a small part of the trail to improve sidewalks and bike racks.

Williams explained the area of encroachment will be on the west side of Krogers involving sidewalks and bike racks. Most areas of the B-Line Trail along side Krogers were areas that were remediated for ash and cinder which means there is a 12 inch layer of dirt, grass or a hard asphalt cap required to cover the contamination underneath. If they excavate deeper than 12 inches they will remove the material which will be treated as special waste at the landfill; they will be required to replace the vegetation and/or asphalt.

Williams also stated the agreement gives Parks the right to remove any or all of Krogers structures, plants, bike racks, etc. Parks is working with property owners along the trail for future development to provide them with access to the trail.

West asked about maintenance on the improvements. Williams said it is entirely Krogers responsibility.

John West moved to approve the Resolution. Elizabeth Kehoe seconded the motion. Resolution 12-16 was unanimously approved. **ADOPTED.**

C. RESOLUTION 12-17: Approval of Quitclaim Deed for the Entire B-Line Trail to Parks and Recreation. Failey explained this request is to convey the B-Line Trail and related property acquired from CSX Transportation in 2005 to the Bloomington Board of Park Commissioners. The quitclaim deed makes it subject to the things that have happen since then – the environmental restrictions, the occupancy easement that CSX reserved for their AT&T utility line, and the rail banking agreement.

Renneisen explained this transfer to Parks will simplify the decision-making process in the future and won't require Parks to come to the RDC for approvals -- Parks will be responsible for all the improvements and the maintenance. However, they will still be required to request TIF funding from the RDC.

Williams updated the Commissioners on the Parks master plan. He said they have completed an inventory analysis and a design charrette process. They would like to come back to them next month and show them the two schemes that have emerged from a tremendous amount public comment.

John West moved to approve the Resolution. Michael Gentile seconded the motion. Resolution 12-17 was unanimously approved. **ADOPTED.**

VII. BUSINESS/GENERAL DISCUSSION.

A. Renewal of Listing Contract for 2105 Susie Street with Choice Realty and Management. West stated the faxed copy was not entirely legible. It was decided to request a clean copy with corrections from Choice Realty. The Commissioners will receive it via e-mail and e-mail their approval.

B. Dispatch Facility Update. Failey stated the architect has been working on the designs and have had several meetings with various participants including representatives from the County, Police, Transit and internal City departments. Designs should be available for viewing at the July meeting. They have not made a decision on how the funding will be split, but the County has been involved in discussions with the City. Once the cost estimates for the City are determined and the plans have been finalized, they expect to bring a request to the RDC for TIF funding for the construction. She reminded them that when the RDC approved the design funding there was discussion that the amount would be in the range of \$2 to \$2.5 million.

West said he would expect the County's portion to be determined before there is a request for funding.

C. Sims informed the Commission that the July meeting may need to be moved from the 2nd to the 9th.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date